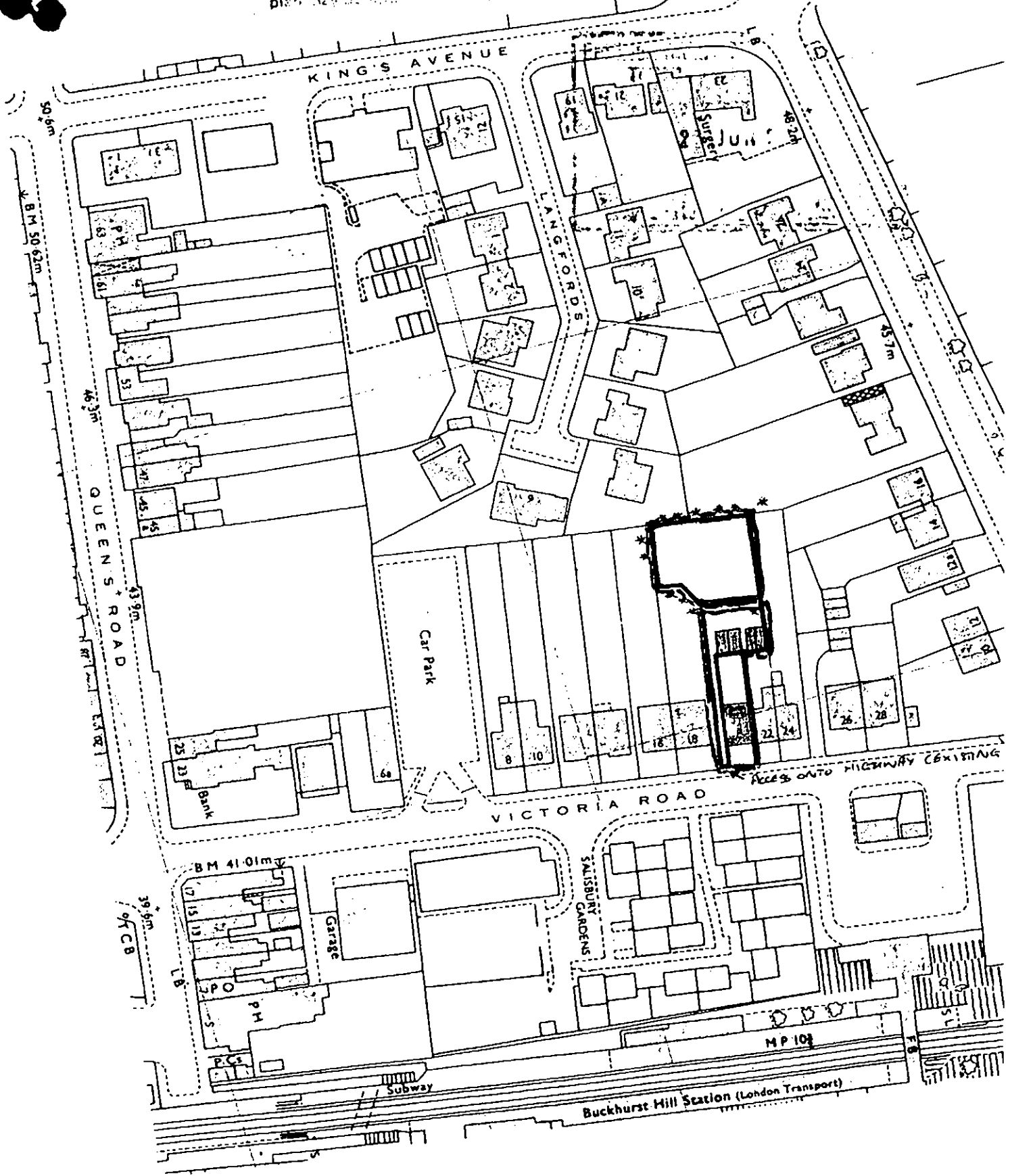


The buildings shown on this plan have been plotted from aerial photography. The site plan may be subject to change.

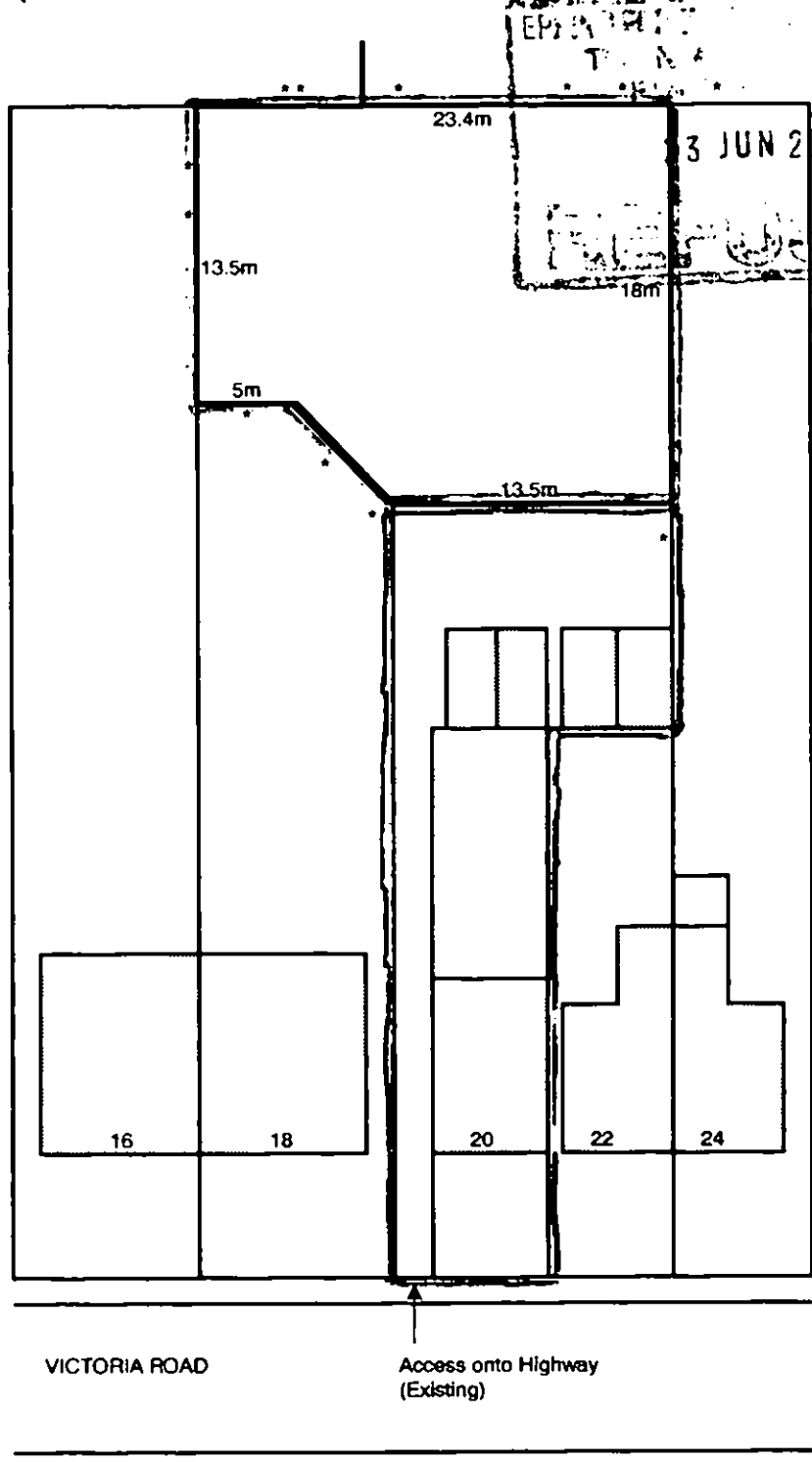
EPPF/057/2006



* TREE

EPPING FOREST DISTRICT COUNCIL
 02 APR 2005
Ray
 PLANNING SERVICES

Plan Of Proposed Development (Land to the rear of 18,20 & 22 Victoria Road)



EPF/857/2006
 3 JUN 2006
 Epping Forest District Council

Notes
 Proposed development is a three bedroom single storey bungalow.

Access to the proposed development will be via the existing driveway between 18 and 20 Victoria Road.

The parking spaces for the proposed development will be 2 of the 4 parking spaces shown behind 20 & 22 Victoria Road.

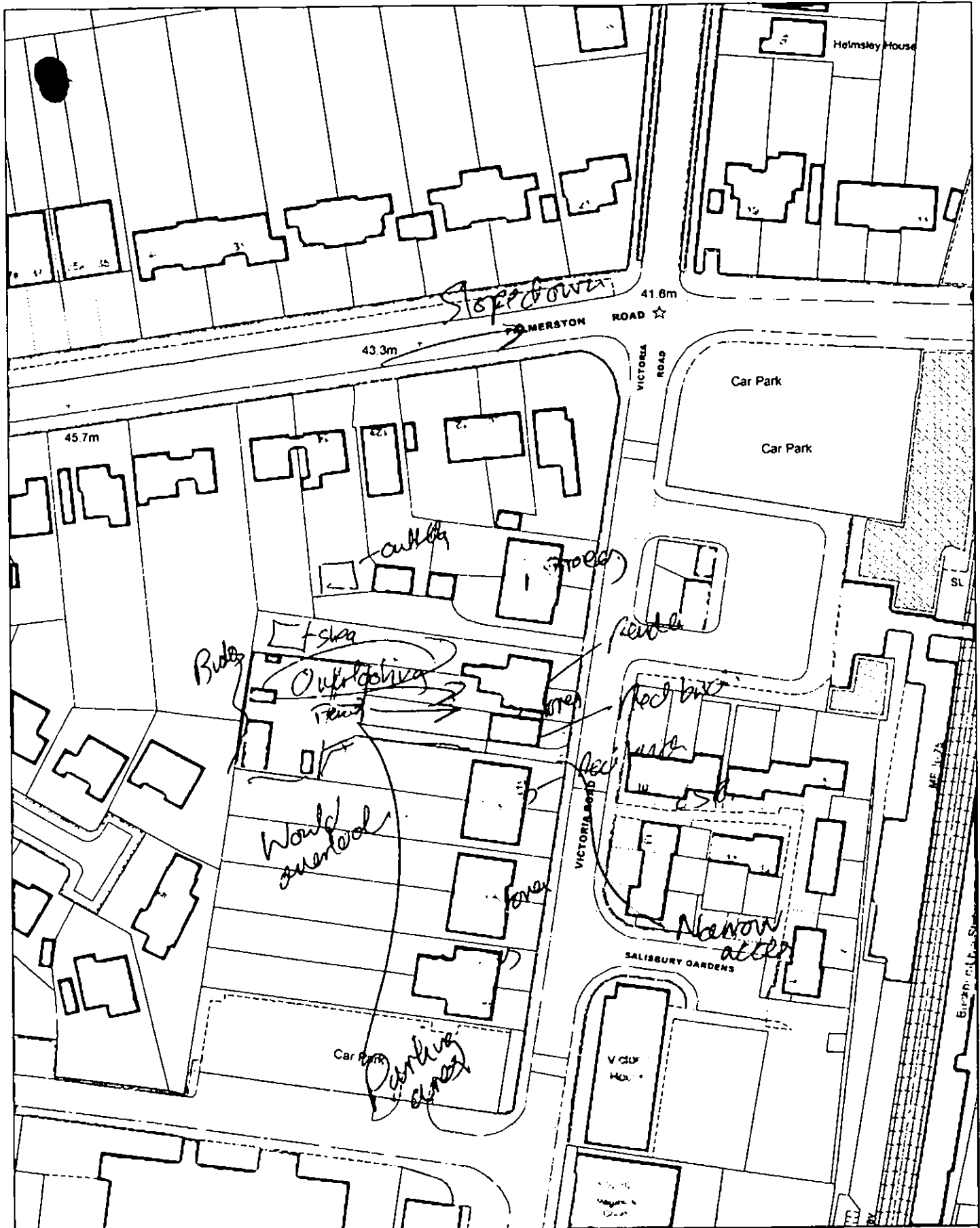
Both the driveway and the four parking spaces were given full planning permission on 15th June 1981 by Epping Forest District Council. This planning permission was for a four bedroom detached dwelling at 20 Victoria Road (Ref - EPF/835/81)

Plot Area = 387.9 sq m

Proposed Bungalow Floor Area will be in the region of 120 sq m.

* = Tree

02 JUN 2006
 Plan
 W.A. [Signature]



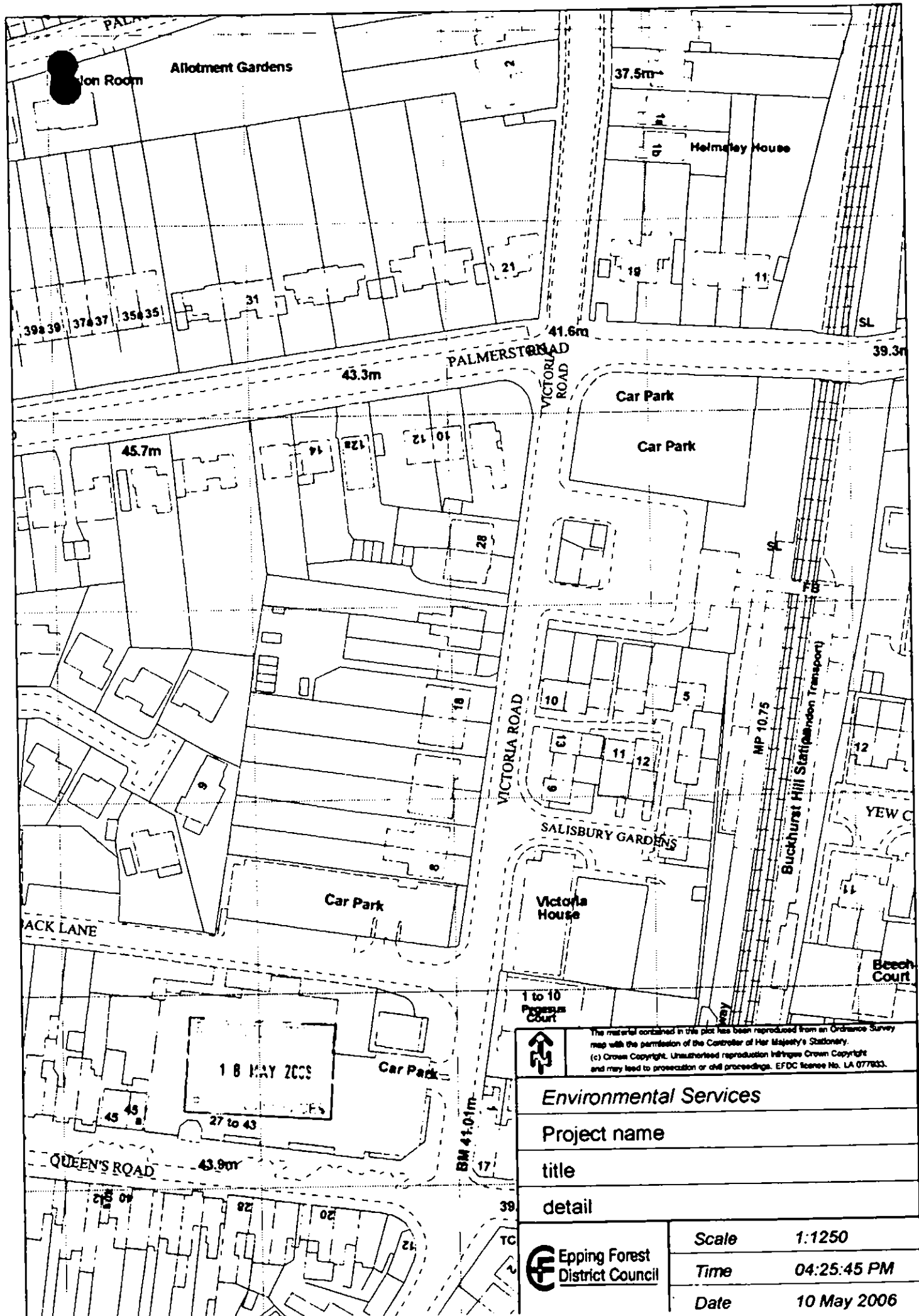
Epping Forest District Council
 Planning Services
 Civic Offices
 High Street
 Epping CM16 4BZ

Centre X:	541696.919
Centre Y:	193939.739
Width:	180.000
Angle:	.000

Scale:	1:1000	Date:	9 May 2006	Time:	12:17:09 PM
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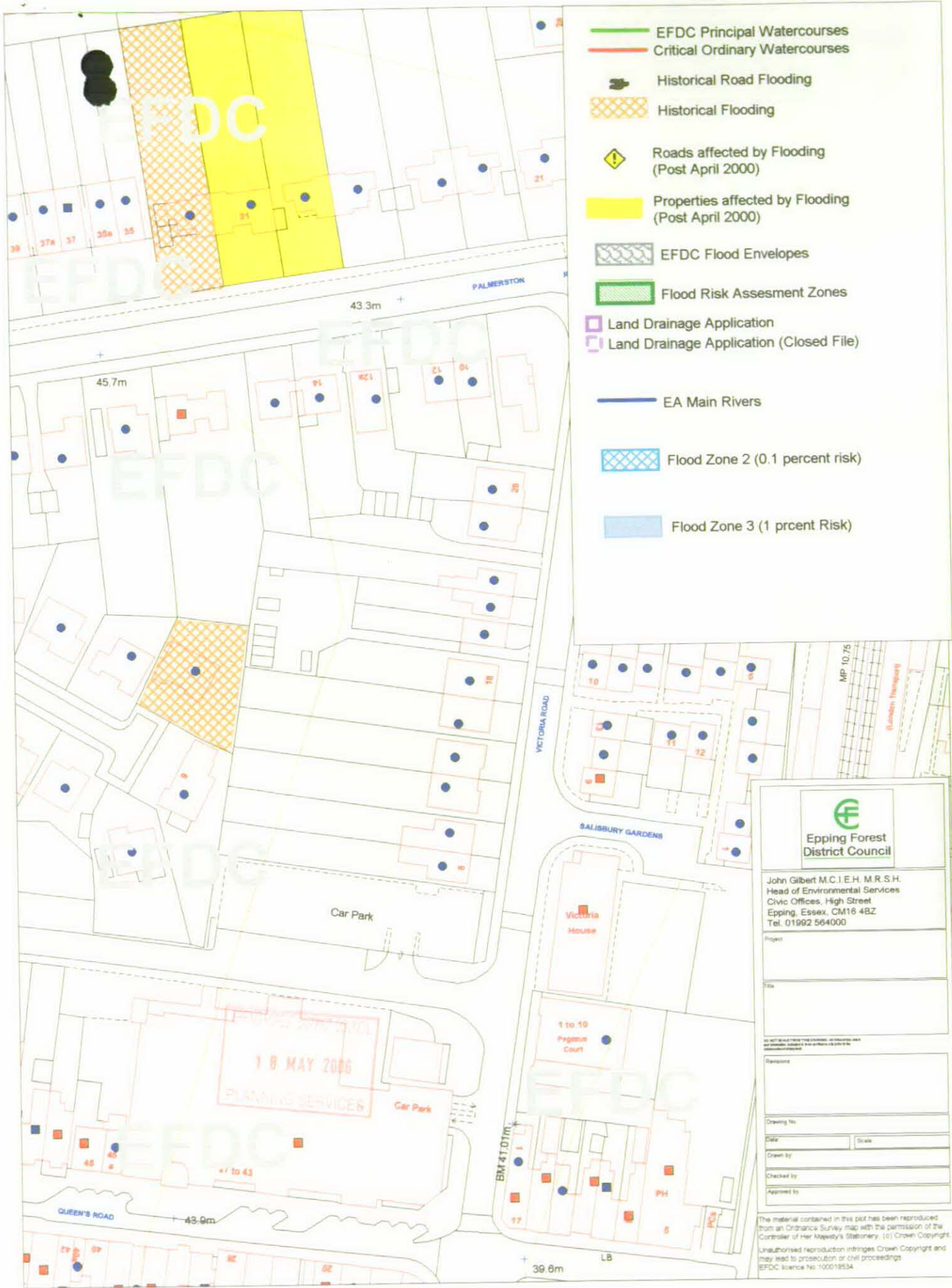
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Environmental Services	
Project name	
title	
detail	
	Scale 1:1250
	Time 04:25:45 PM
	Date 10 May 2006



-  EFDC Principal Watercourses
-  Critical Ordinary Watercourses
-  Historical Road Flooding
-  Historical Flooding
-  Roads affected by Flooding (Post April 2000)
-  Properties affected by Flooding (Post April 2000)
-  EFDC Flood Envelopes
-  Flood Risk Assessment Zones
-  Land Drainage Application
-  Land Drainage Application (Closed File)
-  EA Main Rivers
-  Flood Zone 2 (0.1 percent risk)
-  Flood Zone 3 (1 percent Risk)



Epping Forest District Council

John Gilbert M.C.I.E.H. M.R.S.H.
 Head of Environmental Services
 Civic Offices, High Street
 Epping, Essex, CM16 4BZ
 Tel. 01992 564000

Project: _____

Title: _____

Revision: _____

Drawing No: _____

Date: _____ Scale: _____

Drawn by: _____

Checked by: _____

Approved to: _____

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